



**Ground Floor Left, 334 Hardgate,**  
Aberdeen, AB10 6AS

ledingham  
chalmers  
estate agency





Lounge



Kitchen

## Ground Floor Left, 334 Hardgate, Aberdeen, AB10 6AS

### Deceptively spacious one bedroom ground floor flat

- Ideal city centre location
- Easily accessible for both city centre and RGU Garthdee
- Separate kitchen and lounge
- Centrally located bathroom
- Exclusive cellar provides additional storage
- Communal rear garden



One bed.



One bathroom.



One public room.



**We are pleased to offer for sale this one bedroom, ground floor apartment which forms part of a traditional granite building located within an established residential area of the city, close to a variety of amenities.**

Offering a generous level of neutrally presented accommodation on one level the property would ideally suit a first time buyer or discerning professional. The property is well located for the city centre, local business hubs and both Robert Gordon University and Aberdeen University. There is excellent public transport links, along with city's train station only a short drive away.

Upon entering the property you are greeted by the internal hallway, which in turn leads onto most of the properties accommodation and a useful storage cupboard. The lounge is located to the front of the property and is flooded with light via a large window. There are two alcove areas which could be used for shelving or for free standing furniture as required. The room also boasts high ceilings, wooden flooring and coving.

The kitchen is peacefully located to the rear and is fitted with a range of black wall and base units, with a variety of integrated and free standing appliances. The bedroom is also located to the rear and benefits from built-in wardrobes.

The accommodation is completed by the modern bathroom, which is fitted with a three piece suite including w.c., hand wash basin, bath with rainfall shower and heated towel rail. The room also features aqua panelling and storage cupboard above the bath.

A sizeable communal garden is located to the rear of the building, with an exclusive cellar being located in the basement. It is worth nothing the boiler was replaced in recently years and is still under warranty along with being serviced annually.



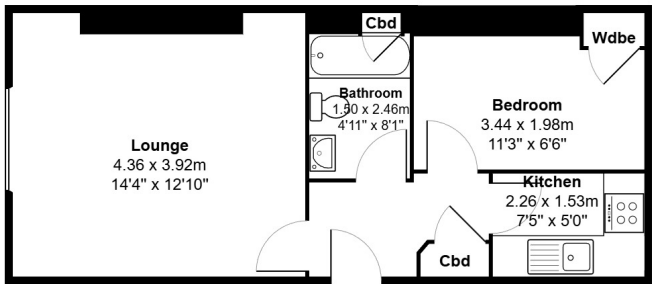
Bedroom



Bathroom

## Accommodation and plans

Lounge	14'4" x 12'10"	4.37m x 3.91m
Kitchen	7'5" x 5'0"	2.26m x 1.52m
Bedroom	11'3" x 6'6"	3.43m x 1.98m
Bathroom	4'11" x 8'1"	1.5m x 2.46m



## Directions

From Union Street turn left onto Holburn Street and continue to the roundabout taking the second exit onto Great Southern Road. Turn immediately left down Hardgate where number 354 is located a good distance along the road.

## Location

Enjoying a particularly central, yet quiet city location, the property is located close to the picturesque open spaces at Duthie Park, and pleasant walks along the banks of the River Dee, and Deeside Railway Line. The City Centre and its wide range of amenities which include a choice of shopping malls, independent retailers, reputable restaurants and pubs, multi-plex cinemas, and private fitness clubs are within easy walking distance, whilst the city's bus and train stations, and Robert Gordon University's Garthdee Campus are also easily accessible.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.